



## VILLAGE OF KEY BISCAINE

### Department of Building, Zoning and Planning

#### *Village Council*

Robert Oldakowski, Mayor

Jorge E. Mendia, Vice Mayor

Marilia Fdez-León Broucek

Carol Diaz-Castro

Mortimer Fried

James L. Peters

Robert L. Vernon

Jud Kurlancheek, AICP  
*Director*

Eugenio M. Santiago, P.E.  
*Chief Building Official*

DT: February 17, 2004

TO: Honorable Mayor and Members of the Village Council

FR: Jacqueline R. Menendez, Village Manager

RE: Crandon Boulevard Traffic and Planning Study

### RECOMMENDATION

It is recommended that the Council approve the attached resolution which directs the administration to proceed with the recommendations contained in the Crandon Boulevard Traffic and Planning Study. Since there are two different development patterns for the entry block into the Village, Council is requested to provide staff with the preferred approach.

### BACKGROUND

In December 2003, the Council directed staff to prepare a study which addresses the potential development of the commercial properties on Crandon Boulevard and the impact on traffic. The attached Study was prepared by the consulting firm of 3CTS, P.A. and is submitted in response to this request. The Study includes parking, traffic, and zoning recommendations for the commercial properties that front on Crandon Boulevard and Harbor Drive. The Study also includes illustrations that address the potential development pattern that could occur on the entry block to the Village. The resolution requests that Council select one of these patterns. Staff will then prepare a zoning ordinance for further consideration.

**RESOLUTION NO. 2004-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF KEY BISCAYNE, FLORIDA; DIRECTING THE  
VILLAGE MANAGER TO INITIATE ACTIONS TO  
IMPLEMENT THE RECOMMENDATIONS CONTAINED IN  
THE "STUDY OF THE TRAFFIC AND PARKING IMPACTS  
OF COMMERCIAL DEVELOPMENT"; PROVIDING FOR  
AN EFFECTIVE DATE.**

WHEREAS, the Council directed staff to prepare a study that addresses the potential impact of the maximum allowed development of commercial properties along Crandon Boulevard on the Level of Service (LOS) on Crandon Boulevard and the intersecting streets ; and

WHEREAS, the consulting firm of C3TS, P.A. has prepared such a study in response which provides findings and recommendations related to traffic, LOS, and zoning issues such as but not limited to floor area ratio, parking requirements, building height, and lot assemblage; and

WHEREAS, said study also provides two different approaches of how the potential development of the northern most entry block bounded by Harbor Drive and Crandon Boulevard may occur; and

WHEREAS, said study is consistent with the Crandon Boulevard Master Plan as adopted by Council.

**NOW, THEREFORE BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE  
VILLAGE OF KEY BISCAYNE, FLORIDA AS FOLLOWS:**

**Section 1.** That the Village Manager is directed to initiate actions to implement the recommendations contained in the attached "Study of the Traffic and Parking Impacts of Commercial Development".

**Section 2.** That the Village Council directs the Village Manager to proceed with one of the below actions to regulate development patterns for the northern most entry block (Crandon Boulevard and Harbor Drive):

- a. Maintain the current zoning regulations.
- b. Prepare zoning regulations that result in one building per platted lot which prevents the development of multiple lots with one building.
- c. Prepare zoning regulations that provide for design bonuses and a floor plan that includes retail, commercial, service, and restaurant uses on the ground floor, and if offices are located on other floors, they shall be designed for individual spaces limited to 1-3 employees of unrelated companies.

**Section 3.** That the Village Manager and Village Attorney are hereby directed to implement this Resolution.

**Section 4.** This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this \_\_ day of February, 2004.

MAYOR ROBERT OLDAKOWSKI

ATTEST:

CONCHITA H. ALVAREZ, CMC, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

VILLAGE ATTORNEY